



ILSLEY PUBLIC LIBRARY Additions & Renovation

Middlebury, Vermont

Total Project Budget Worksheet

February 7, 2024

Rev #5

Conceptual Design Update		
Construction Duration	56	Weeks
Area Breakdown		
Addition	19,480	SqFt
Renovation	6,950	SqFt
Total Gross SqFt (Interior)	26,430	SqFt
NOTE: Elevated Outdoor Vegetative Plaza Space = 2,950 SqFt		

Professional Fees		
Architectural	Included Below	
Civil/Site	Included Below	
Structural	Included Below	
MEP/FP	Included Below	
Library Consultant	Included Below	
Acoustical Consultant	TBD	

Professional Fees Total	\$ 1,260,000	
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Construction Cost		
Building	\$11,221,251	
Sitework	\$971,870	
Subtotal Construction Hard Costs	\$ 12,193,121	
Estimating Contingency	\$914,484	
Total Construction Hard Costs	\$ 13,107,605	

Const. Escalation to Fall 2024	\$ 589,842	Based on 4.5% from www.edzarenski.com
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Const. Escalation to Spring 2025	\$ 393,228	Based on 3.0%
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Owner Costs		
Land or Property Acquisitions	\$ -	None expected
Legal Expenses	\$ 20,000	Allowance
Reimbursable Expenses	\$ 15,000	Allowance
Geotechnical Engineering & Borings	\$ 15,000	Allowance
Construction Testing	\$ 30,000	Allowance
HazMat Demo Survey	\$ 5,000	Allowance
HazMat Abatement	Not Included	
Permits	\$ -	
ACT 250 Permit	\$ -	Not required
VT Fire Safety Permit	\$ 100,194	.8% of hard costs roughly
Local Permit	\$ -	Waived
Town Water & Sewer Allocation/Fees	\$ 5,000	Allowance
State Sewer Allocation/Fees	\$ 750	Allowance
Storm Water & Erosion Control	\$ 500	Allowance
Utility Fees (Power)	\$ 25,000	Allowance for Green Mountain Power
Utility Fees (Phone, Cable, Other)	\$ 10,000	Allowance for Comcast & Consolidated
Fiber Optic Service	Not Included	
Builder's Risk Insurance	\$ 22,500	Allowance
Appliances	\$ -	In Construction Value
Food Service Equipment / Vending Equipment	N/A	Not Required
Furnishings, Fixtures, Equipment	\$ 400,000	Allowance
Artwork	\$ 25,000	Allowance
Outdoor Equipment	Not Included	
IT Tel/Data Systems	\$ 35,000	Phone system included and assumed to be VOIP - Allowance
Audio Visual Systems & Components	\$ 15,000	Allowance
Self-Check-out Kiosk	\$ 7,500	Allowance
Security Systems/CCTV	\$ 35,000	Allowance
Radon Detection & Evacuation Systems	Not Included	
Solar Photovoltaic Systems	Not Included	
Geothermal Systems Viability - Initial Assessment	\$ 2,500	Allowance
Owner Signage	\$ 30,000	Building naming and entry way signage
Moving and Miscellaneous Temp Conditions	\$ 100,000	Allowance
Envelope/Mechanical Commissioning	\$ 40,000	Allowance
Building Certifications	N/A	Not pursuing
Tax Credit & Grant Writing Consulting	Not Included	
Miscellaneous Professional Fees - Owner's Rep	\$ 50,000	Allowance
Owner Project Contingency @ 5%	\$ 655,380	5% of construction cost (Recommend 10%)

Total Owner Costs	\$ 1,644,324	
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Total Project Budget	\$ 16,995,000	Professional Fees, Construction Costs & Owner Costs
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REBATES & Incentives		
Tax Credits/Rebates - Geothermal	\$ (544,564)	Target Allowance based on 30% Federal Commitment
Green Mountain Power Rebate Potential	\$ (7,500)	

Total Project Cost	\$ 16,442,936	After Federal Rebates/Incentives
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ALTERNATES		
Add P & P Bond		\$139,905
Deduct mass timber elements in estimate - Hybrid (Feature Areas Only)		(\$237,202)
Premium to proceed with all mass timber		\$454,794
Utilize storefront in lieu of curtain wall		(\$74,752)
Deduct window treatments		(\$57,551)
Add (2) electric vehicle charger locations (2 included in base scope)		\$11,292
Add solar photovoltaic system		TBD
Add lower parking lot expansion/realignment		\$207,769
Add fireplace at existing (Electric Optymist like)		\$16,938
Add basement bathroom at existing library - ALLOWANCE		\$25,000
Add sidewalk and railing to lower parking lot		\$51,698